

048.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

625,900 / 625,900

USE VALUE:

625,900 / 625,900

ASSESSED:

625,900 / 625,900



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
174		MEDFORD ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	MC NUTT SALLY/DONNA
Owner 2:	MC NUTT RUSSELL
Owner 3:	

Street 1: 174 MEDFORD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: MC NUTT SALLY/DONNA -

Owner 2: MC NUTT RUSSELL -

Street 1: 174 MEDFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,320 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Wood Shingle Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4320		Sq. Ft.	Site		0	80.	1.14	1			Med. Tr	-10					395,711						395,700	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4320.000	226,800	3,400	395,700	625,900		34386
							GIS Ref
							GIS Ref
							Insp Date
							12/04/18

Total Card	0.099	226,800	3,400	395,700	625,900	Entered Lot Size
Total Parcel	0.099	226,800	3,400	395,700	625,900	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	381.65	/Parcel: 381.6	Land Unit Type:

Parcel ID: 048.0-0006-0002.0

!4098!

PRINT

Date: 12/10/20

Time: 19:10:36

LAST REV

Date: 05/14/19

Time: 15:00:08

apro

4098

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PAT ACCT.

Grantor: Legal Ref: Type: Date: Sale Code: Sale Price: V Tst Verif: Notes:

654-166 1/1/1901 Family: No: No: RUSSELL O MCNUTT D.O.D. 5/27/1998 BK 654 PG 1

